

VICARAGE GROVE, CAMBERWELL, SE5

LEASEHOLD

£785,000



## SPEC

Bedrooms : 2  
Receptions : 1  
Bathrooms : 1

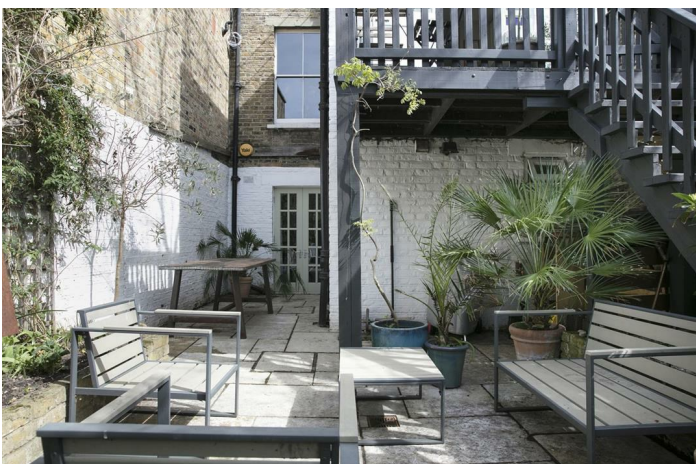
Lease Length: 87 years remaining  
Service Charge: £126 per annum  
Ground Rent: £10 per annum

## FEATURES

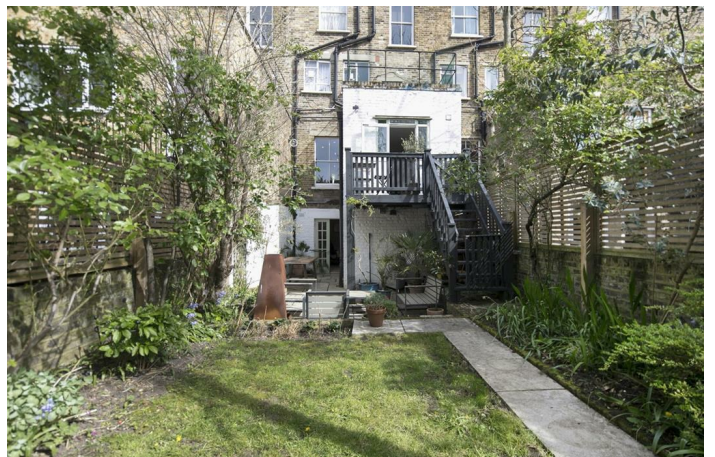
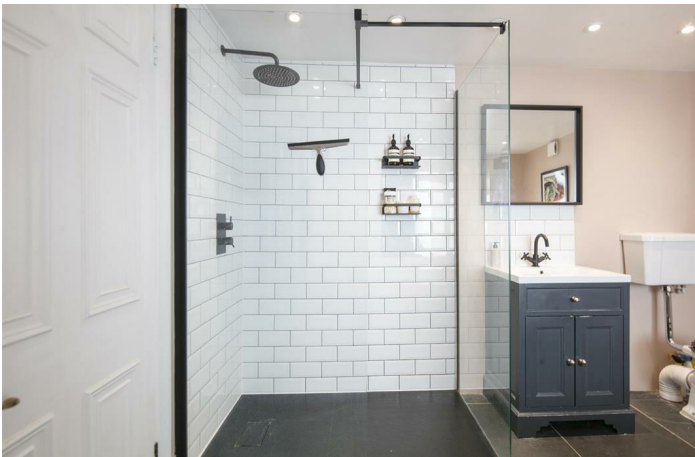
Split Level  
Beautiful Mature Private Garden  
Wood Burner  
Decked Terrace  
Leasehold



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Spectacular Split Level Two Bedder With Terrace and Private Garden - CHAIN FREE.

Boasting overtly spacious open plan living space with high ceilings, separate kitchen, two fantastic double bedrooms and a rare 18m private garden, this period property packs a serious punch! The accommodation runs generously over the ground and lower ground floors of a perfectly located Victorian building. The decor is slick and sympathetic with a modern bathroom and kitchen. A raised decked terrace and magnificent leafy private garden continue the charm offensive. You'll be close to all the best action in Camberwell from this maisonette on one of Camberwell's most sought after 'Groves'. You're within staggering distance of the countless social and culinary attractions of Camberwell and Denmark Hill is an easy 12 minute stroll up the very lovely Camberwell Grove. The London Overground Line enjoys fast and frequent services to Shoreditch, Clapham and Islington. Brunswick Park is a short ramble for some leafy r&r - anyone for tennis?

A private front garden with bike storage underneath and shared entrance leads you to the flat's ground floor door. You enter directly into an impressive open plan living area with lofty high ceilings the full glorious length. There's a wood burning stove and a wide front aspect bay of original sash windows with lovely wooden shutters for privacy. There's space to lounge in style and host a banquet too! The kitchen adjoins to the rear with tiled floor, solid oak counters, over-sized ceramic sink and a four ring gas cooker. A decked patio invites you out for some wonderful space to dine al-fresco and the raised balcony captures the late evening sun.

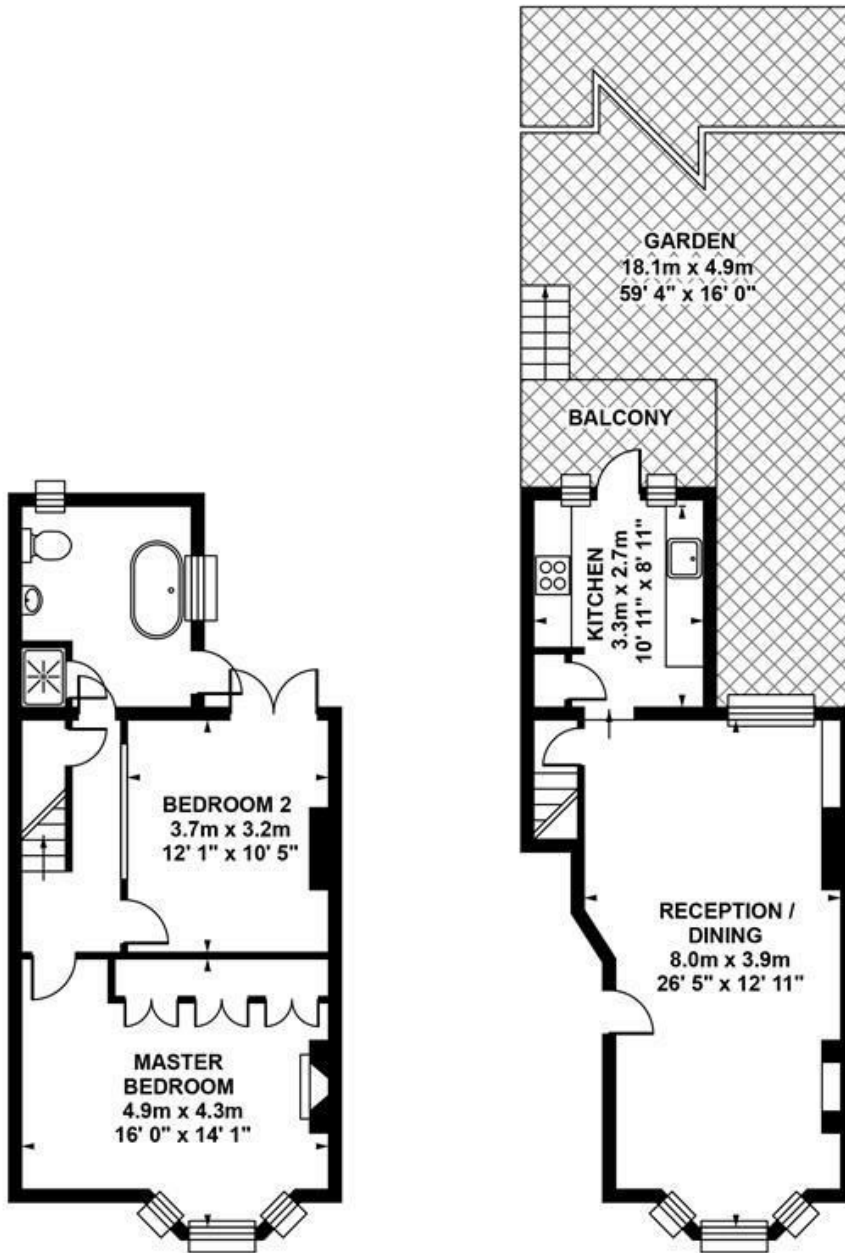
Moving down to the lower ground floor you find a long carpeted landing and understairs storage. The master bedroom fronts the private front garden and enjoys the building's full width. There's abundant fitted storage and a neat front aspect bay with louvered blinds. A second, neater double sits to the rear where French doors open to the side patio. The bathroom is a fine size and boasts walk-in shower, roll top bath and outside access. The garden supplies a second patio, healthy lawn and tonnes of mature greenery.

Here you have easy access to the City and West End from a multitude of buses travelling along Peckham Road and Camberwell Road. Oval tube (Northern Line zone 2) is a 20 minute walk or 6 minutes on one of the many buses that travel down the Camberwell New Road. Alternatively take a 12 minute stroll up to Denmark Hill station where you can pick up fast, direct and frequent services to Victoria, London Bridge and Blackfriars. The London Overground whizzes you to Clapham Junction, Clapham High Street, Shoreditch and beyond. The local area is a hub of activity with some excellent specialist shops, Camberwell leisure centre, St Giles Church and many great restaurants and bars within easy walking distance. We love the Camberwell Arms for a cracking roast; The Crooked Well for a local pint and Good Neighbour for an evening cocktail. Brunswick Park is a minute away for a relaxing Sunday stroll on your way to get breakfast.

Tenure: Leasehold

Lease Length: 87 years

Council Tax Band: C



**LOWER GROUND FLOOR**

Approximate. internal area :  
46.67 sqm / 502 sq ft

**GROUND FLOOR**

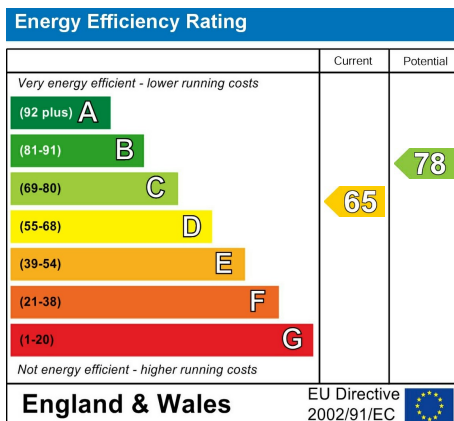
Approximate. internal area :  
40.42 sqm / 435 sq ft

**TOTAL APPROX FLOOR AREA**

Approximate. internal area : 87.09 sqm / 937 sq ft  
Measurements for guidance only / Not to scale



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All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.

